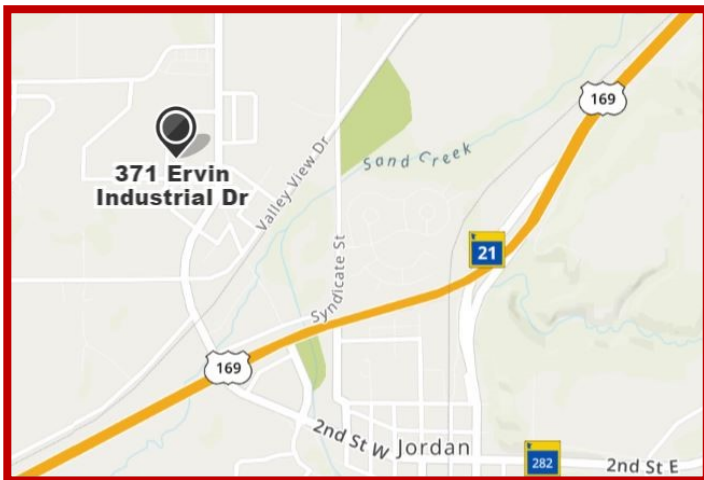


# FOR LEASE: 7,200 S.F. Shop/Warehouse Space

371 Ervin Industrial Drive, Jordan, MN 55352



## BUILDING INFORMATION

- Existing 9,600 S.F. building
- Two bays available: 4,800 sq. ft. and 2,400 sq. feet. Total 7,200 sq. ft. available
- Constructed in 2005
- 15 foot ceilings

## PROPERTY INFORMATION

- Convenient located off CR 9 (traffic counts of 5,100 to 7,900) and US Hwy 169 (traffic counts of 20,700 to 21,900)
- PID: 220240101
- Lot 4, Block 2, Jordan Development Corporation Addition



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

City of Jordan: 952-492-2535

Scott County CDA First Stop Shop: 952-496-8830

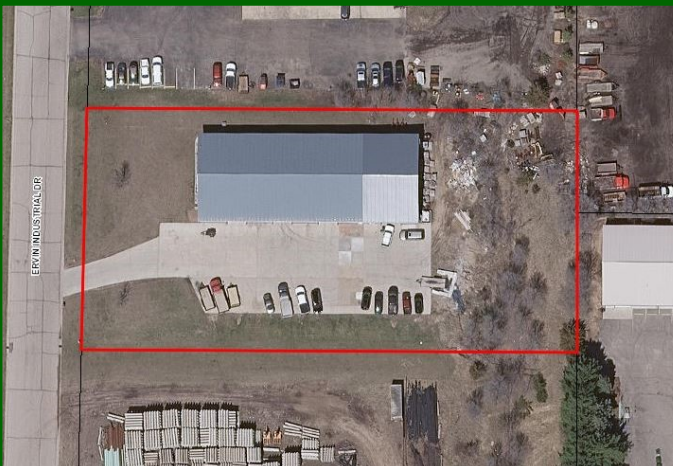
Bruce Ahlbrecht, 612-366-0157 or [bruce@ahlbrechtmasonry.com](mailto:bruce@ahlbrechtmasonry.com)

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Featuring two bays  
Shop/ warehouse  
space  
4,800 sq. ft.  
2,400 sq. ft.



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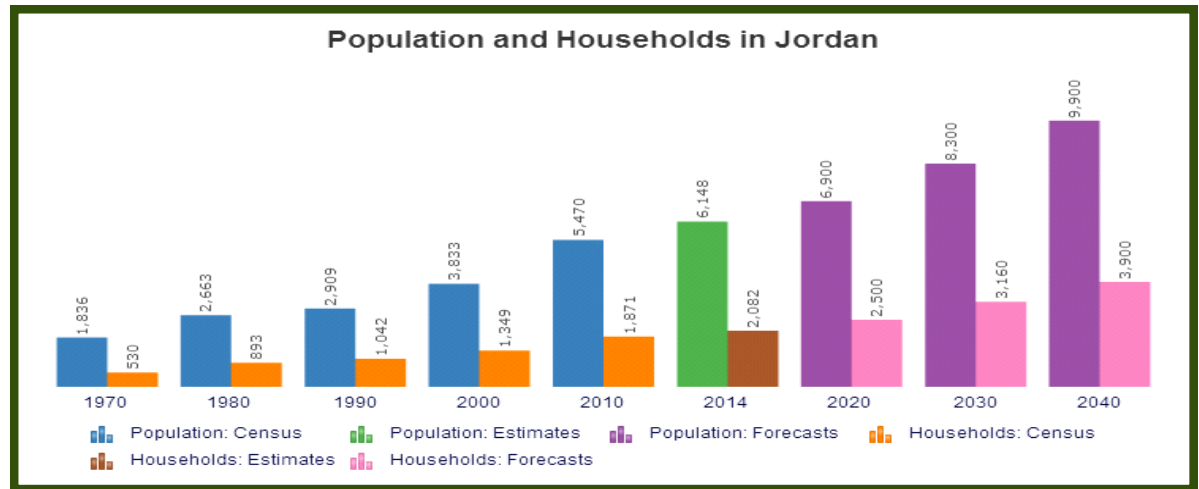
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371 Ervin Industrial Drive, Jordan, MN 55352

## Demographic Information

Jordan grew from a population of 3,833, in 2000, to an estimated 6,155 in 2018.

The Met Council projects the City will continue to grow to 9,900 by the year 2040.



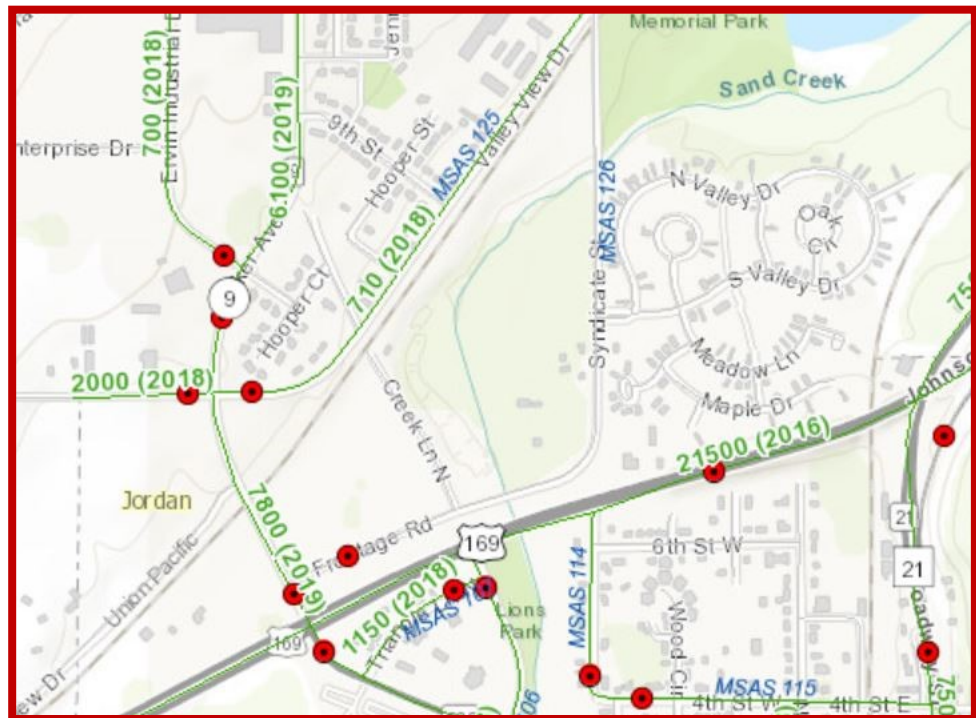
## Traffic Counts

This property has excellent access from US. Highway 169 and Scott County Roads 282 and CR 9.

U.S. Highway 169 traffic counts of 21,500 (2016)

CR 9 traffic counts of 7,800 (2019) and

Ervin Industrial Dr. traffic counts of 700 (2018)



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